

Rec. \$35.50

This Instrument Prepared
By and Return to:
Joseph M. Murphy, Esquire
DeLoach, Hofstra & Cavonis, P.A.
8640 Seminole Blvd.
Seminole, FL 33772
#43732.JMM/ks Las Palmas

CERTIFICATE OF AMENDMENT TO THE FIRST AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAS PALMAS TOWNHOMES

THIS IS TO CERTIFY THAT:

1. The Master Declaration of Covenants, Conditions, Restrictions and Easements for Las Palmas Townhomes is recorded at O.R Book 15461, Page 1813, et seq., of the Public Records of Pinellas County, Florida, as amended and restated in the First Amended and Restated Master Declaration of Covenants, Restrictions and Easements for Las Palmas Townhomes is recorded in O.R. Book 16918, Pages 2195, et seq., of Public Records of Pinellas County, Florida.
2. The Plat pertaining to Las Palmas Townhomes is recorded in Plat Book 133, Pages 44 and 45, Public Records of Pinellas County, Florida.
3. The Resolution attached hereto as Exhibit "A" was duly adopted by the Board of Directors of LAS PALMAS TOWNHOMES HOMEOWNERS ASSOCIATION, INC., and by at least seventy-five percent (75%) of the lot owners of Las Palmas Townhomes at a meeting duly held on November 11, 2021, in accordance with the requirements of the First Amended and Restated Master Declaration of Covenants, Conditions, Restrictions, and Easements for Las Palmas Townhomes.

Executed at Pinellas County, Florida, on this 20th day of JANUARY, 2022.

LAS PALMAS TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

Austin D. Hogans
Witness No. 1 – Signature

By: [Signature]
JOSHUA KATNER, Its President

Austin D. Hogans
Witness No. 1 - Printed name

Claudia Potter
Witness No. 2 – Signature

CLAUDIA POTTER
Witness No. 2 – Printed name

[Signature]
Witness No. 1 - Signature

JOSHUA KITNER
Witness No. 1 - Printed name

[Signature]
Witness No. 2 - Signature

CLAUDIA J. POTTER
Witness No. 2 - Printed name

Attest: [Signature]
AUSTIN HOGANS, Its Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

20th The foregoing instrument was acknowledged before me, by means of physical presence, this JANUARY day of 2022, by JOSHUA KITNER, as President of LAS PALMAS TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

[Signature]
(Signature of Notary)

(Name of notary, printed or stamped) **Claudia J Potter**
Notary Public, State of Florida
Commission No. HH 156164
My Commission Expires 07/20/25
Notary Public

(Serial Number, if any)

STATE OF FLORIDA
COUNTY OF PINELLAS

20th The foregoing instrument was acknowledged before me, by means of physical presence, this JANUARY day of 2022, by AUSTIN HOGANS, as Secretary of LAS PALMAS TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

[Signature]
(Signature of Notary)

(Name of notary, printed or stamped) **Claudia J Potter**
Notary Public, State of Florida
Commission No. HH 156164
My Commission Expires 07/20/25
Notary Public

(Serial Number, if any)

RESOLUTION 2021-01 AMENDING THE FIRST AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAS PALMAS TOWNHOMES

1. RESOLVED, THAT, the Section 4.2 of the First Amended and Restated Master Declaration of Covenants, Conditions, Restrictions, and Easements for Las Palmas Townhomes, which currently reads as follows:

Section 4.2 Exterior Maintenance for Lots. The Association shall provide exterior maintenance upon the exterior of the Buildings on the Lot or Lots, including, but not limited to, the following: paint; repair, replacement and care of roofs, gutters, downspouts, exterior building surfaces exterior improvements, lawn care, or shrubbery maintenance which may be located on the Lot or Lots, and maintenance of all glass surfaces. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

is hereby amended to read as follows:

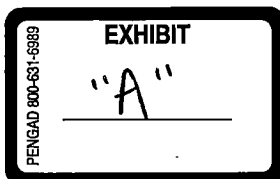
Section 4.2 Exterior Maintenance for Lots. The Association shall provide ~~exterior maintenance upon the exterior of the Buildings on the Lot or Lots, including, but not limited to, the following: paint; for the repair, replacement and care of roofs, gutters, downspouts, exterior building surfaces exterior improvements, together with the exterior lawn care, or and shrubbery maintenance which may be located on the Lot or Lots, and maintenance of all glass surfaces.~~ The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

2. RESOLVED, THAT, the Section 9.1 of the First Amended and Restated Master Declaration of Covenants, Conditions, Restrictions, and Easements for Las Palmas Townhomes, which currently reads as follows:

Section 9.1 Lots. All lot Owners shall be responsible for the maintenance and repair of the interior portions of the Building on the Lot owned by said Lot owner.

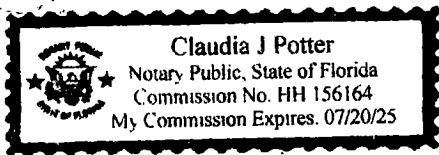
is hereby amended to read as follows:

Section 9.1 Lots. All lot Owners shall be responsible for the maintenance and repair of the interior portions of the Building on the Lot owned by said Lot owner, together with the maintenance, repair, and replacement of the exterior building surfaces including, but not limited to, all exterior walls, doors, windows, and glass surfaces. Notwithstanding the foregoing, the Association shall be responsible for the maintenance, repair, and replacement of the gutters, downspouts, and roofs as set forth in Section 4.2.



3. RESOLVED, THAT, the remaining terms, provisions, and conditions of the First Amended and Restated Master Declaration of Covenants, Conditions, Restrictions, and Easements for Las Palmas Townhomes are hereby ratified, confirmed, and approved.

Dated: April, 2021.



Claudia J Potter
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LAS PALMAS TOWNHOMES
HOWEOWNERS ASSOCIATION, INC.,
a Florida non-profit corporation

By: *Joshua Kitne
Its President

Attest: Austin D. Hogans
*Austin D. Hogans
Its Secretary